

CHANGE OF ZONE

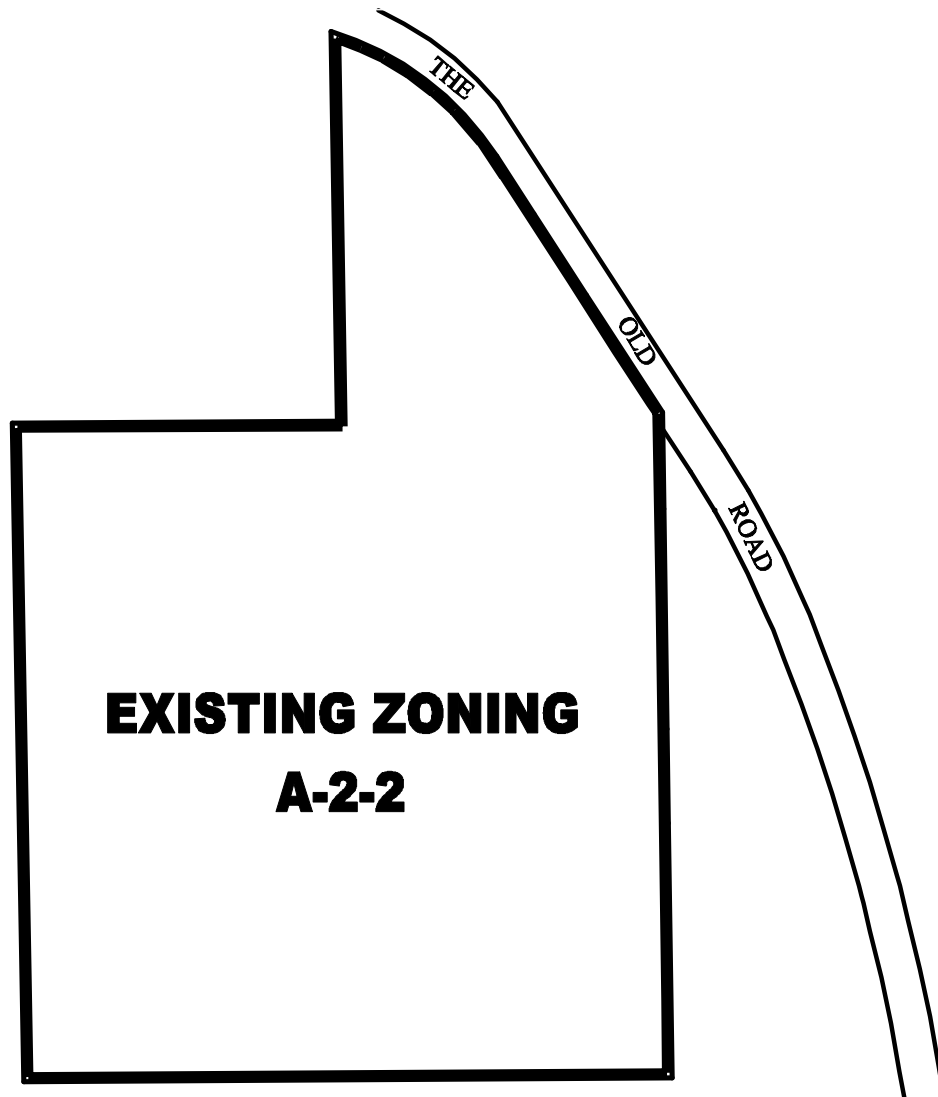
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03 - 304

AMENDING SECTION 22.16.230 OF THE COUNTY CODE



LEGEND:



ZONE CHANGE AREA



STREET / RIGHT OF WAY



THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR

EXISTING ZONING "A-2-2"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER SOUTH 89°39'03" WEST 1308.24 FEET TO THE SOUTHWESTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 00°59'29" WEST 1329.36 FEET TO THE SOUTHWESTERLY CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AS SHOWN ON MAP OF TRACT NO. 34365 FILED IN BOOK 1032 PAGES 32, 33 AND 34, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 89°42'13" EAST 655.93 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE NORTH 00°54'51" WEST 787.37 FEET TO A POINT IN THAT CERTAIN CURVE CONCENTRIC WITH AND 40.00 FEET SOUTHWESTERLY, MEASURED RADially, FROM THAT CERTAIN 650.00 FOOT RADIUS CURVE IN THE EXISTING CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES, A RADIAL OF CERTAIN CONCENTRIC CURVE TO SAID POINT BEARS NORTH 16°52'21" EAST; THENCE SOUTHEASTERLY ALONG SAID CENTRIC CURVE THROUGH A CENTRAL ANGLE OF 40°11'50" A DISTANCE OF 427.96 FEET; THENCE TANGENT TO SAID CONCENTRIC CURVE AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "THE OLD ROAD" SOUTH 32°55'49" EAST 613.07 TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE SOUTH 00°50'11" EAST 1345.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.27 ACRES MORE OR LESS.

CHANGE OF ZONE

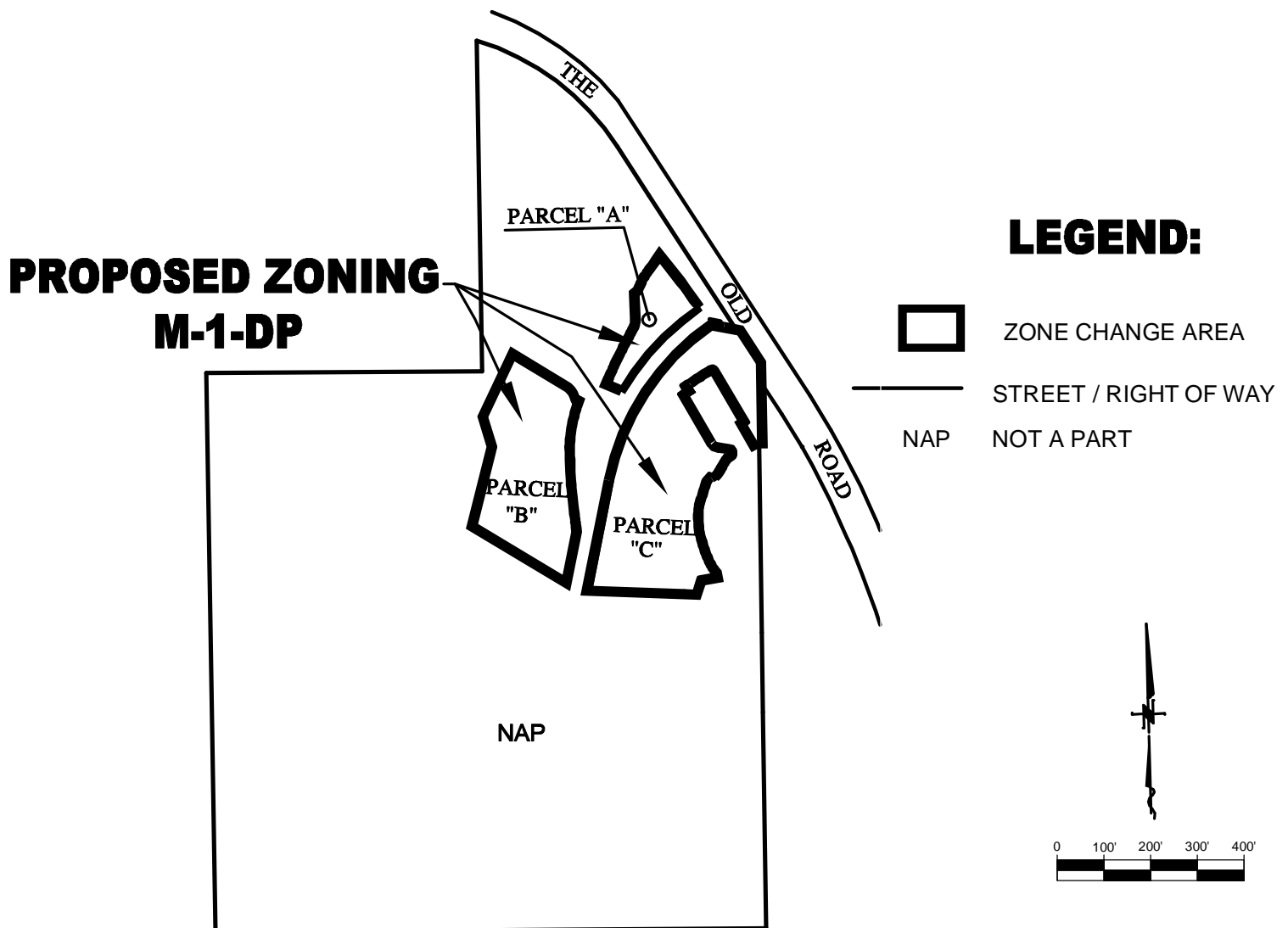
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03 - 304

AMENDING SECTION 22.16.230 OF THE COUNTY CODE



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

PROPOSED ZONING "M-1-DP"

PARCEL "A"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

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CONTAINING 0.46 ACRES MORE OR LESS.

PARCEL "B"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

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BEARING AND LENGTH OF "SOUTH 11°22'16" WEST 136.85 FEET"; THENCE ALONG SAID PARALLEL LINE NORTH 11°22'16" EAST 111.87 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1.91 ACRES MORE OR LESS.

PARCEL "C"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

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CONTAINING 2.84 ACRES MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION

ROBERT B. STANFORD JR. PLS 447
EXPIRES SEPTEMBER 30, 2011

DATE: _____

CHANGE OF ZONE

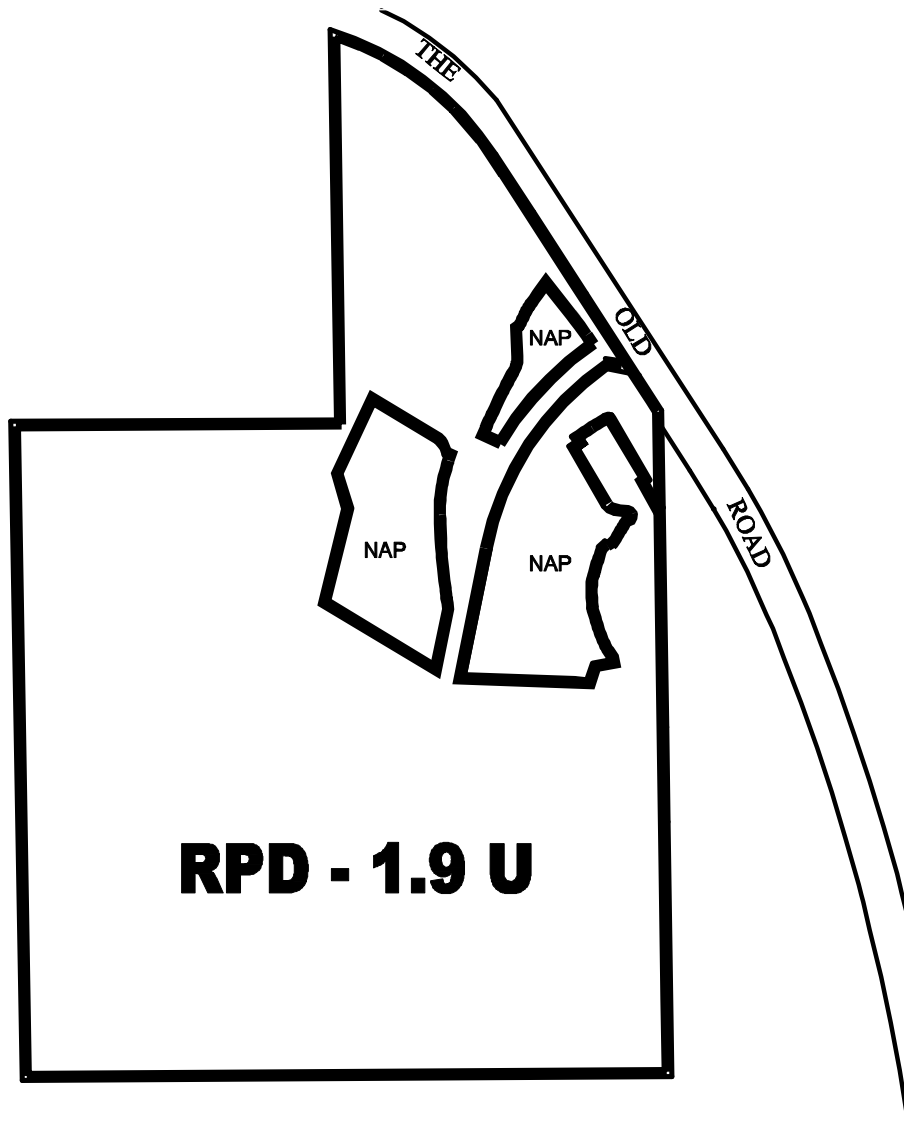
CASTAIC CANYON ZONED DISTRICT

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ON: _____

ZONING CASE: ZC 03 - 304

AMENDING SECTION 22.16.230 OF THE COUNTY CODE



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

PROPOSED ZONING "RPD"

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EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

PARCEL A:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "SOUTH 32°55'49" EAST 613.07 FEET" DISTANT THEREON SOUTH 32°55'49" EAST 451.10 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE SOUTH 57°04'11" WEST 24.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 619.00 FEET; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 02°41'24" A DISTANCE OF 29.06 FEET TO A RADIAL THEREOF WHICH BEARS NORTH 35°37'13" WEST; THENCE NORTH 35°37'13" WEST 33.00 FEET ALONG SAID LAST MENTIONED RADIAL TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING NORTH 35°37'13" WEST 138.17 FEET; THENCE SOUTH 32°39'05" WEST 99.97 FEET; THENCE SOUTH 02°09'16" EAST 62.02 FEET; THENCE SOUTH 24°43'17" WEST 161.43 FEET; THENCE SOUTH 58°53'41" EAST 24.60 FEET TO A POINT IN A CURVE CONCENTRIC WITH AND 33.00 FEET NORTHWESTERLY, MEASURED RADially, FROM ABOVE DESCRIBED 619.00 FOOT RADIUS CURVE, A RADIAL OF SAID LAST MENTIONED CURVE TO SAID LAST MENTIONED POINT BEARS NORTH 58°53'41" WEST; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 23°16'28" A DISTANCE OF 264.85 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL B:

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PARCEL C:

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CONTAINING 42.06 ACRES MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION

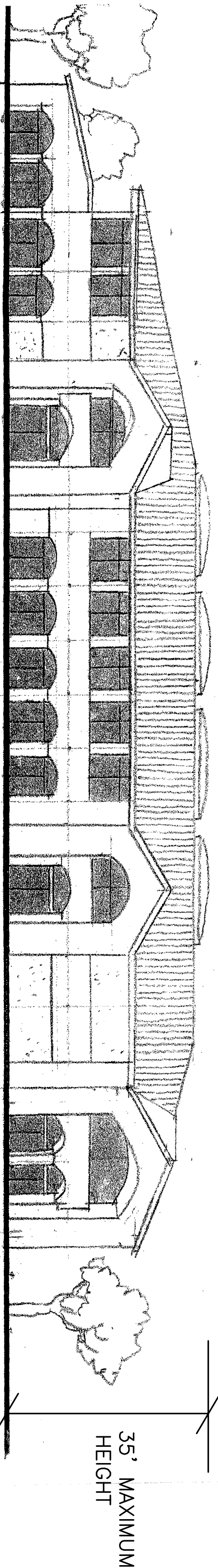
ROBERT B. STANFORD JR. PLS 447
EXPIRES SEPTEMBER 30, 2011

DATE: _____

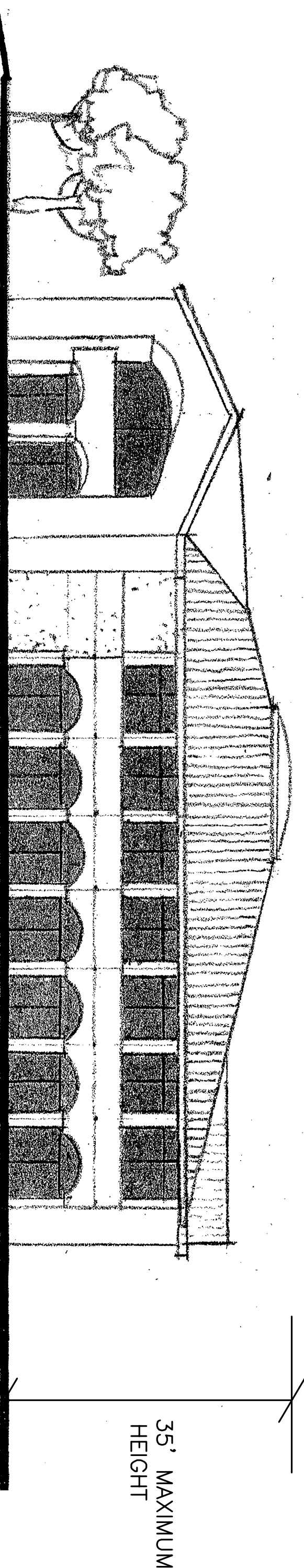


PARKING SUMMARY		
COMMERCIAL LOT #	BUILDING SQ. FT.	# OF PARKING SPACES
75	40,750	164
76	24,250	99
77	4,250	17
TOTAL =		280

LOT AREA		
COMMERCIAL LOT #	GROSS	NET
75	122,770	119,746
76	84,078	77,522
77	20,922	20,922

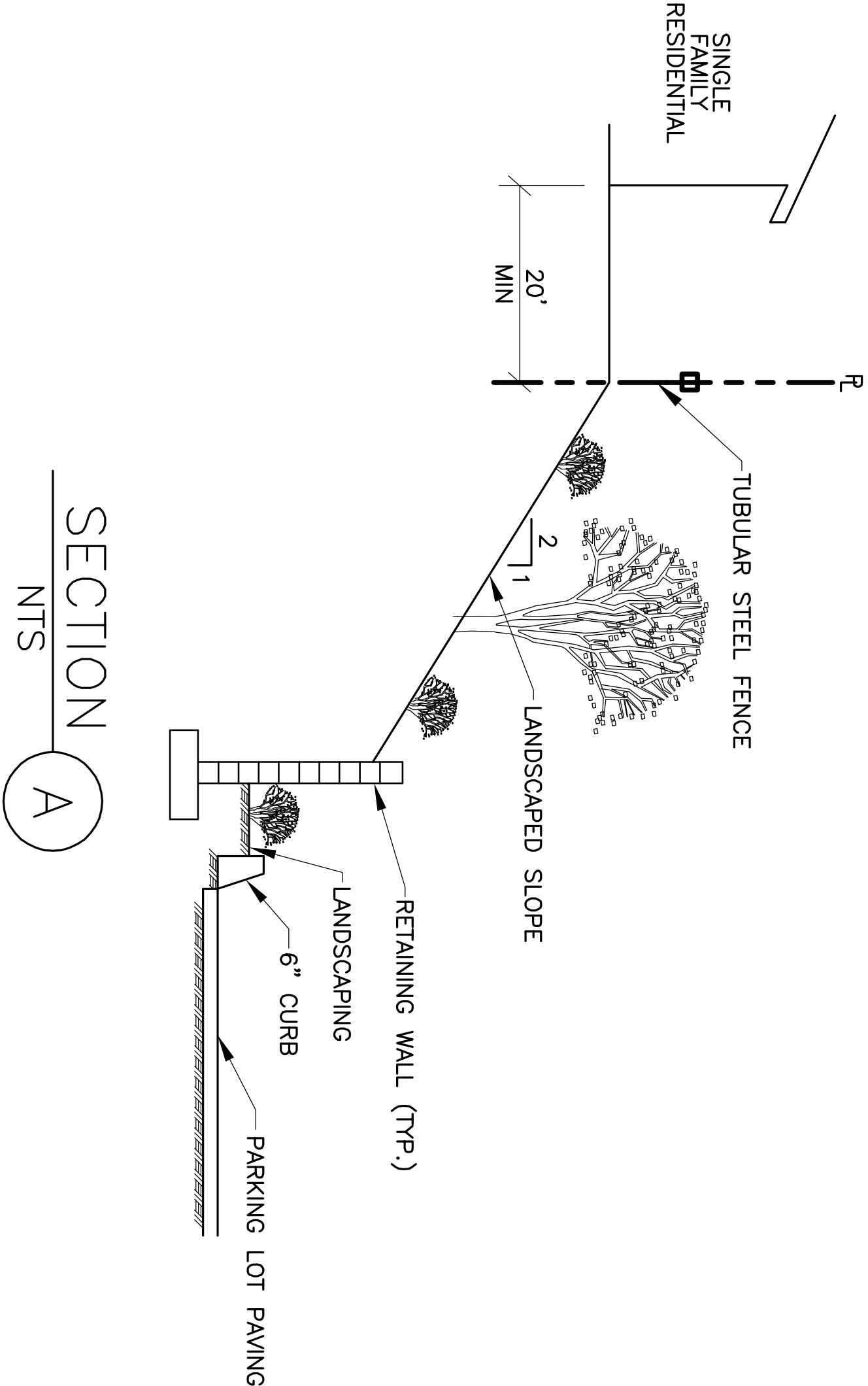


LOT 75 ELEVATION FROM "A" STREET
NTS



LOT 75 ELEVATION FROM SOUTH
NTS

REPRESENTATIVE COMMERCIAL BUILDING ARCHITECTURAL ELEVATIONS



NOTE:
1) PROPOSED USES ARE OFFICE / PROFESSIONAL AND RETAIL COMMERCIAL USES.

CONDITIONAL USE PERMIT NO. 03-304
EXHIBIT "A"
TENTATIVE TRACT MAP NUMBER 53933
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
MARCH 31st, 2009

REVISION	DESCRIPTION	BY	DATE

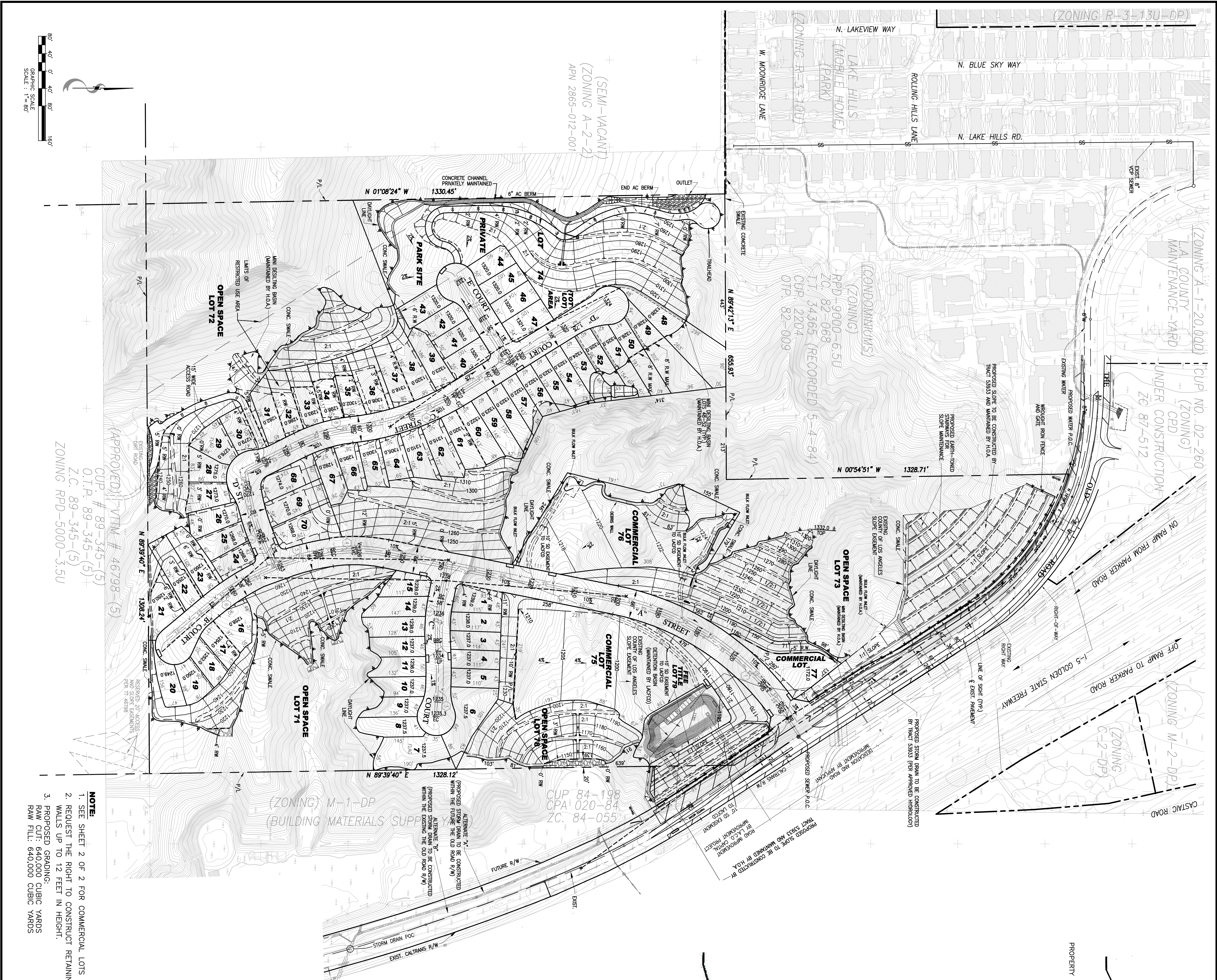
CONDITIONAL USE PERMIT NO. 03-304
VESTING TENTATIVE TRACT NO. 53933 EXHIBIT "A"
CASTAIC, LOS ANGELES COUNTY, CALIFORNIA

SR CONSULTANTS WEST, INC.
25322 RYE CANYON RD., #201, SANTA CLARITA, CA 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JC
DRAWN:	JS
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	3-31-09
SCALE:	1"=80'
JOB NUMBER:	928--001



HASSAN HARRACH
DATE: _____
SHEET NO. _____



- NOTE:**
1. SEE SHEET 2 OF 2 FOR COMMERCIAL LOTS 75-77
 2. REQUEST THE RIGHT TO CONSTRUCT RETAINING WALLS UP TO 12 FEET IN HEIGHT.
 3. PROPOSED GRADING: RAW CUT: 640,000 CUBIC YARDS
RAW FILL: 640,000 CUBIC YARDS

CONDITIONAL USE PERMIT NO. 03-304

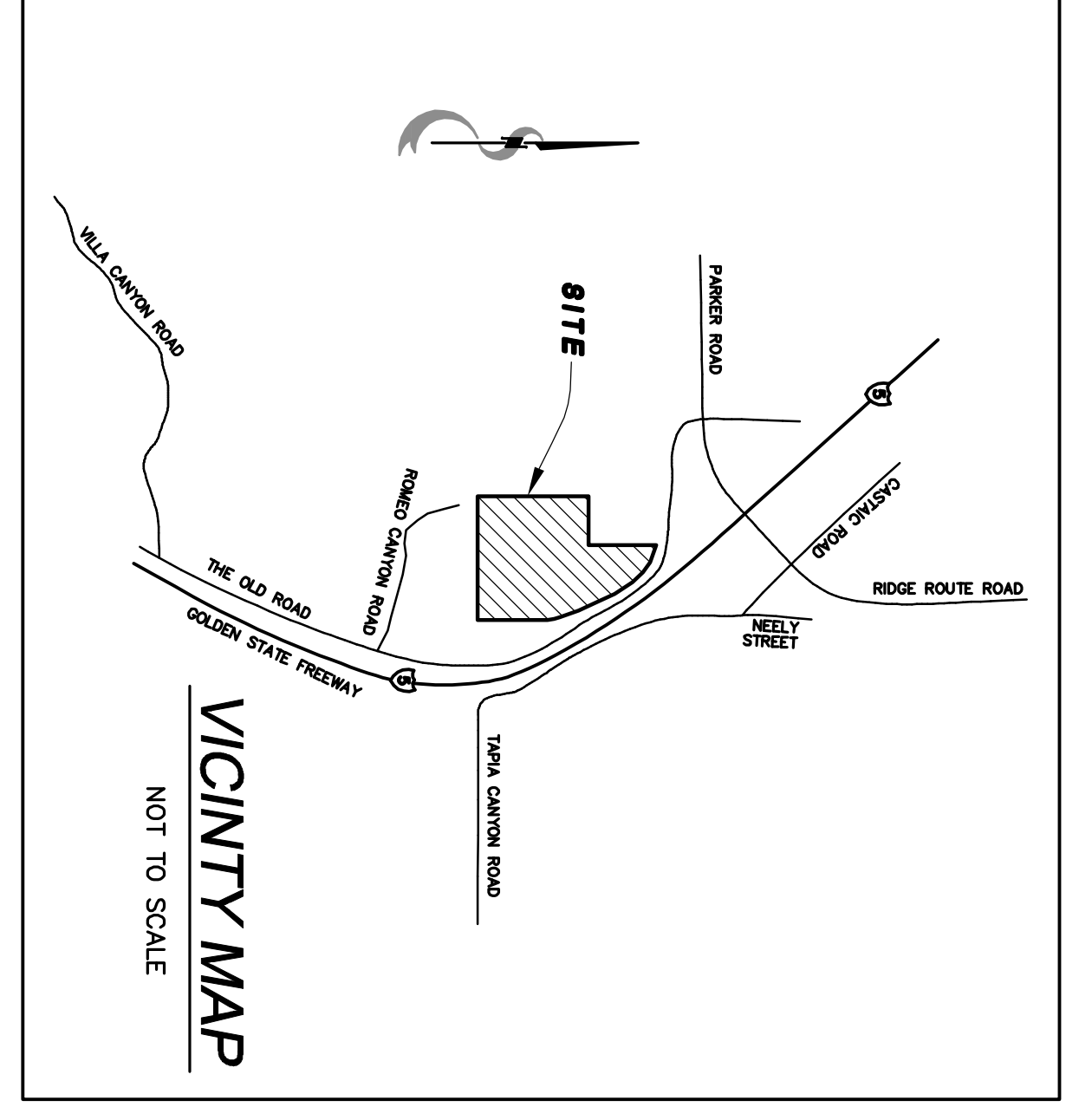
EXHIBIT "A"

TENTATIVE TRACT MAP NUMBER 53933

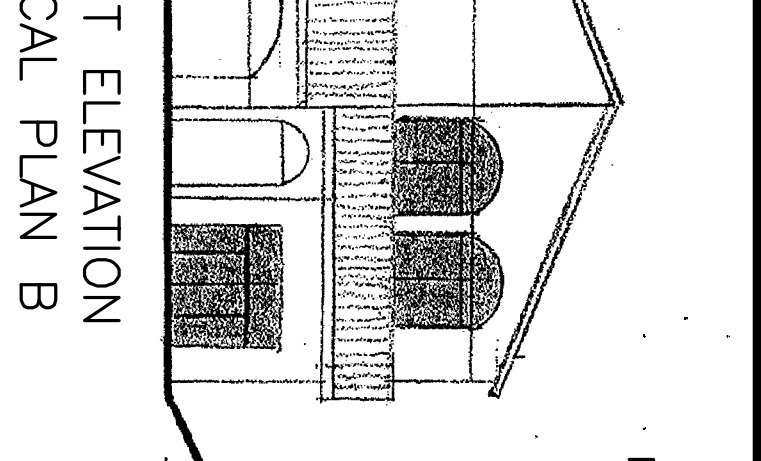
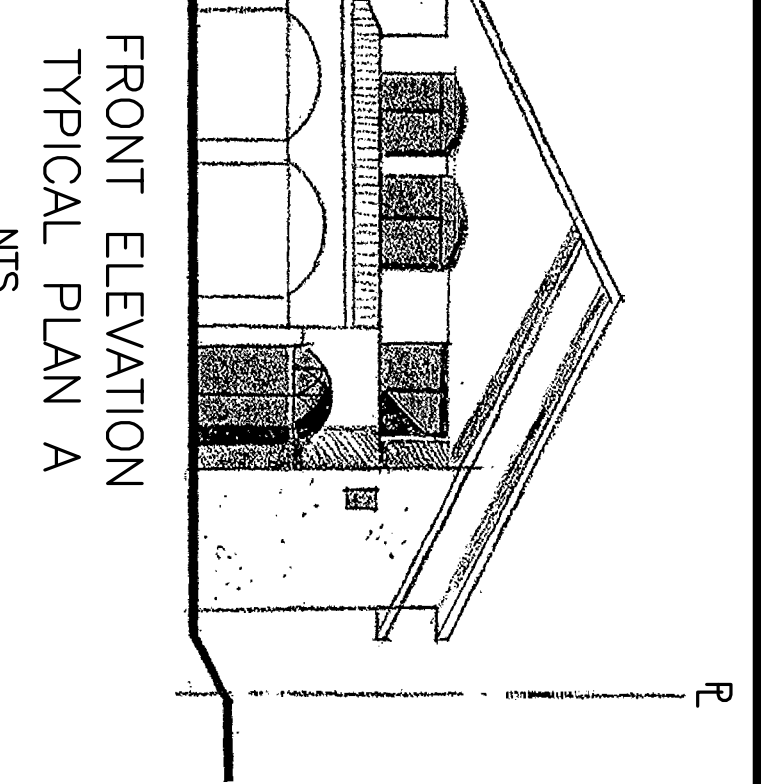
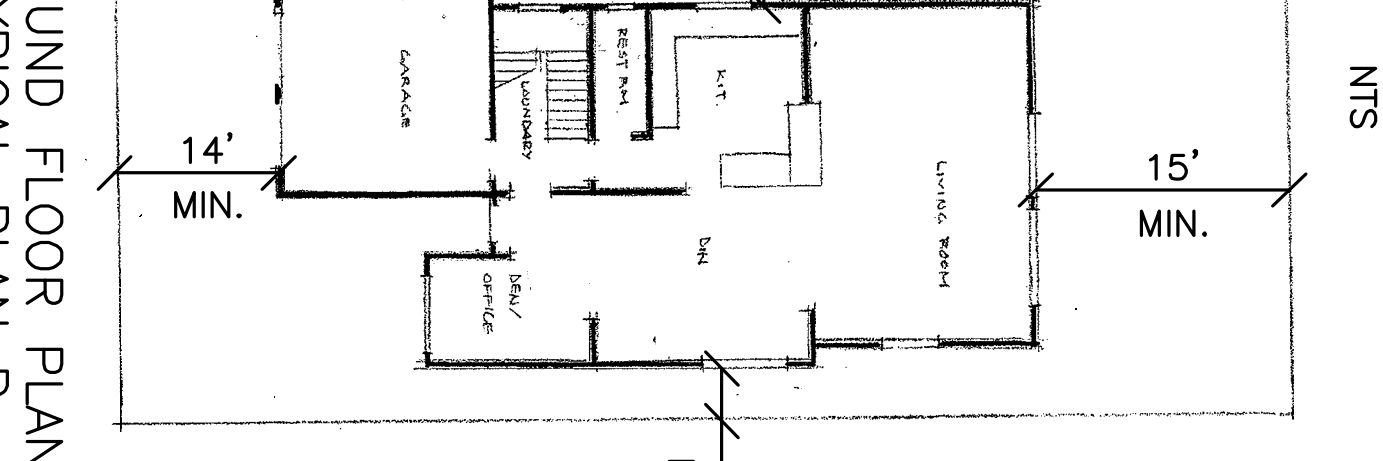
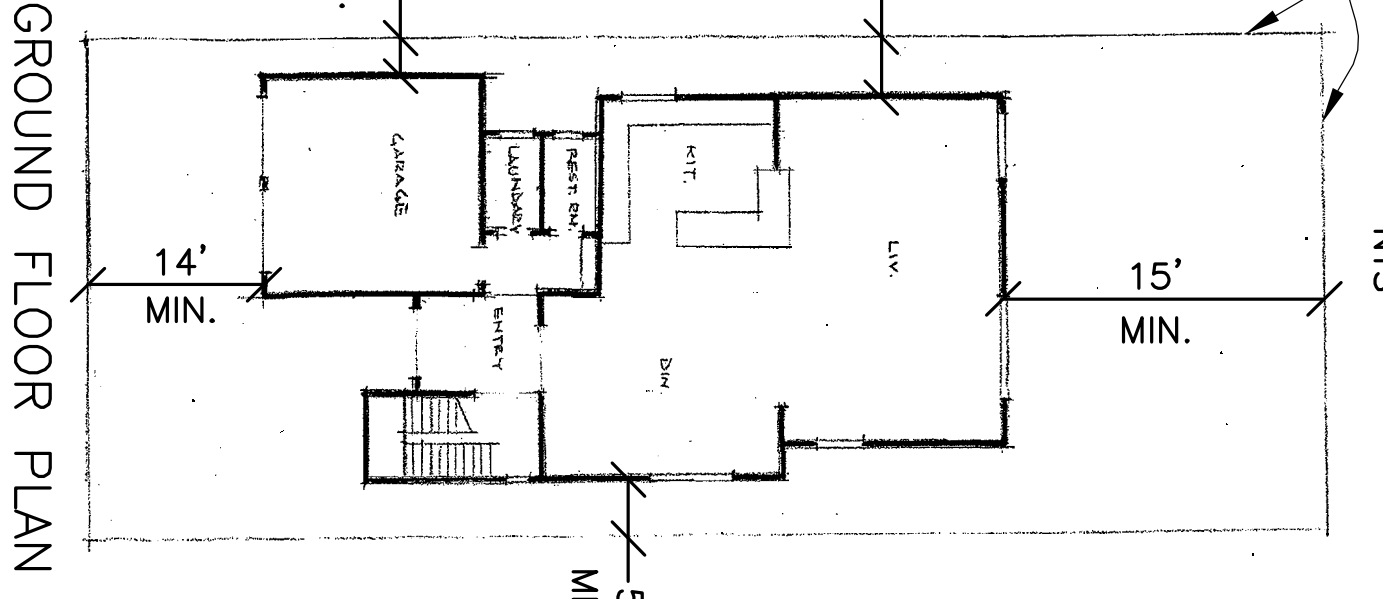
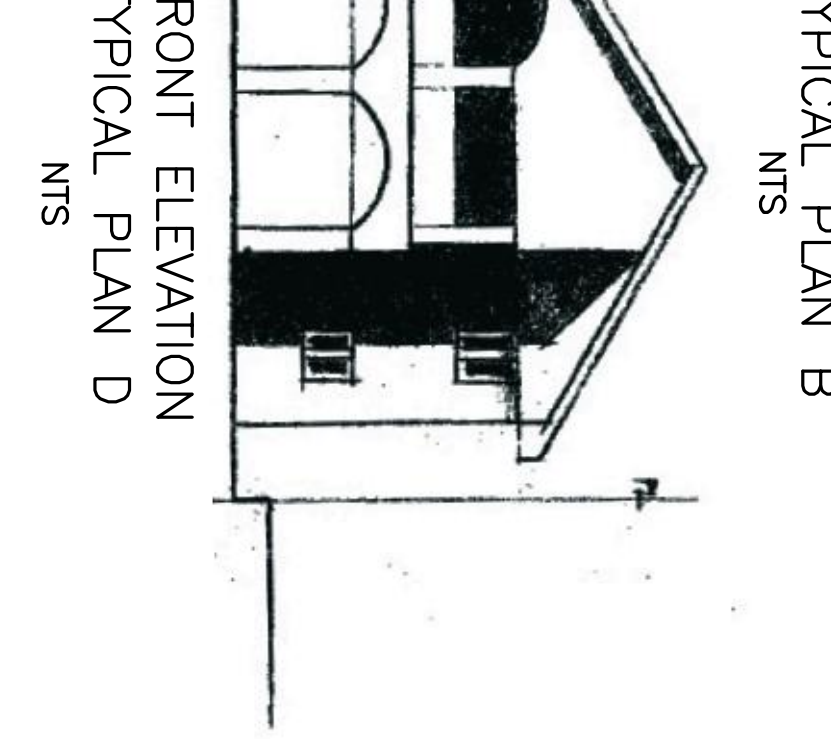
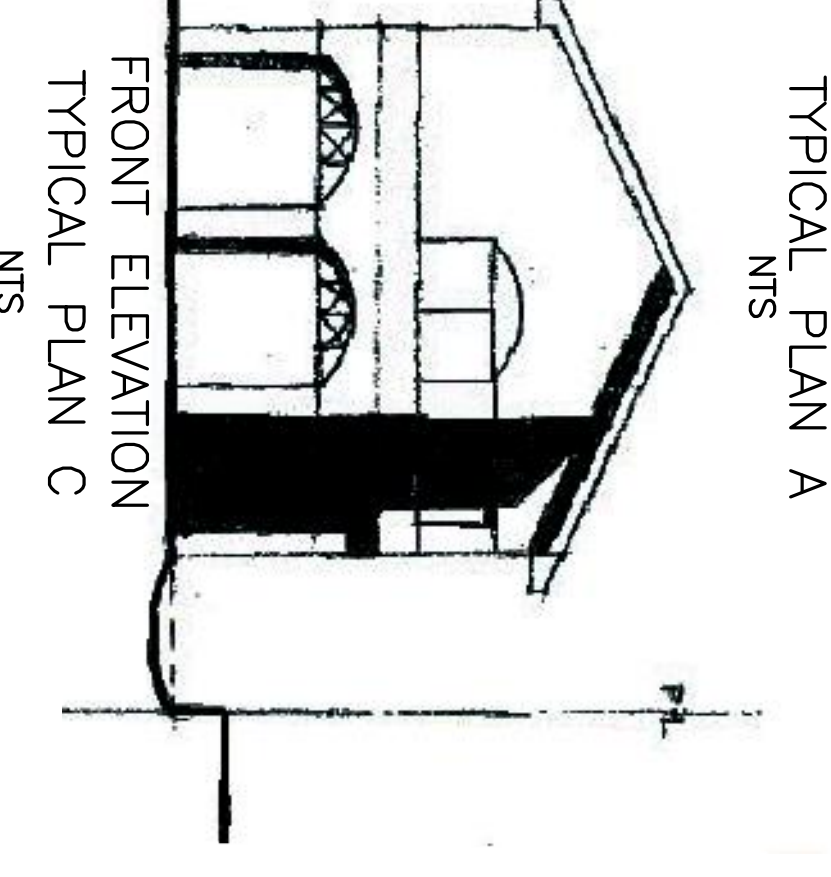
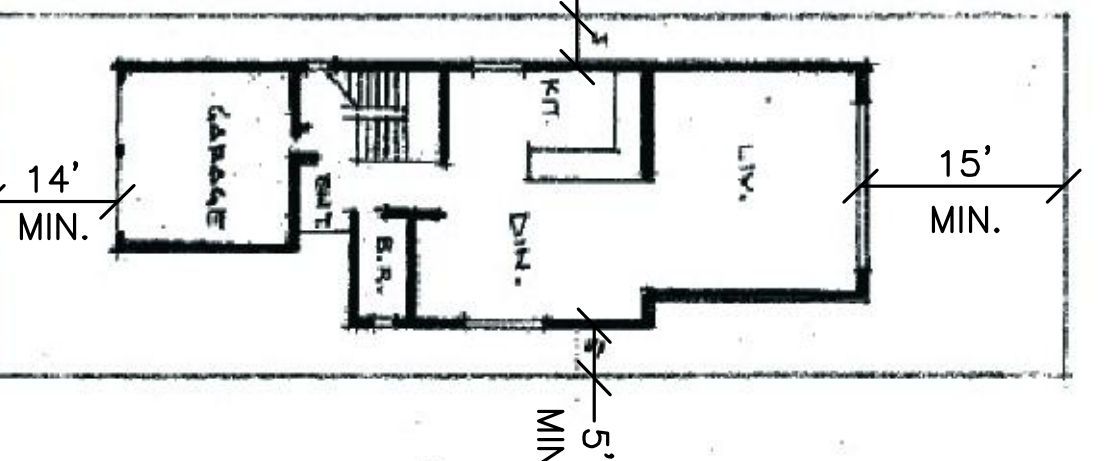
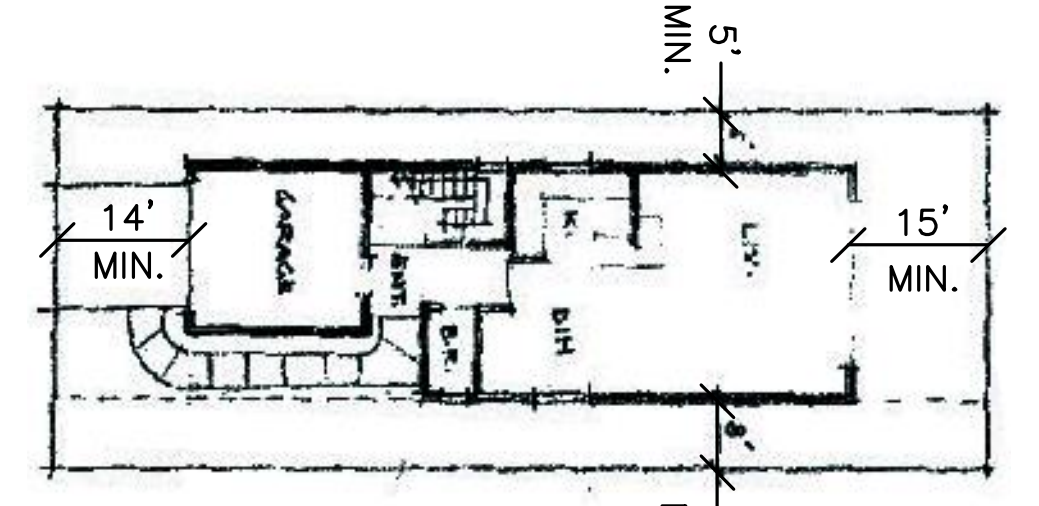
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MARCH 31st, 2009

TOTAL PROJECT AREA: LESS: LOT 75 PUBLIC FACILITIES LESS: COMMERCIAL LOT AREA RESIDENTIAL PROJECT AREA			47.25 ACRES 0.44 ACRES 5.21 ACRES 1.30 ACRES 40.28 ACRES		
OPEN SPACE ANALYSIS TABLE					
OPEN SPACE CATEGORY	AREA ACRES	PERCENT OPEN SPACE			
DEDICATED OPEN SPACE	13.78	34.23%			
RESTRICTED USE AREA OPEN SPACE	0.76	1.88%	68.46%		
MANUFACTURED SLOPE BUILDING PAD AREA	13.02	32.34%			
OPEN SPACE	6.12	15.20%			
6' WIDE PARKWAY	0.70	1.74%			
TOTAL OPEN SPACE AREA	34.38	85.39%			
NON-OPEN SPACE AREA	5.88	14.61%			
TOTAL RESIDENTIAL PROJECT AREA	40.26	100.00%			



GROUND FLOOR PLAN
TYPICAL PLAN C
RESIDENTIAL LOTS 1 THROUGH 70



CONDITIONAL USE PERMIT NO. 03-304

VESTING TENTATIVE TRACT NO. 53933 EXHIBIT "A"

CASTAIC, LOS ANGELES COUNTY, CALIFORNIA

SR CONSULTANTS WEST, INC.

25322 RYE CANYON RD, #201, SANTA CLARITA, CA 91355

Phone : (661) 257-6570, Fax : (661) 257-6577

BY	DATE

DESIGNED:	JC
DRAWN:	JS
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	3-31-09
SCALE:	1"=80'
JOB NUMBER:	928-001

REGISTERED PROFESSIONAL ENGINEER

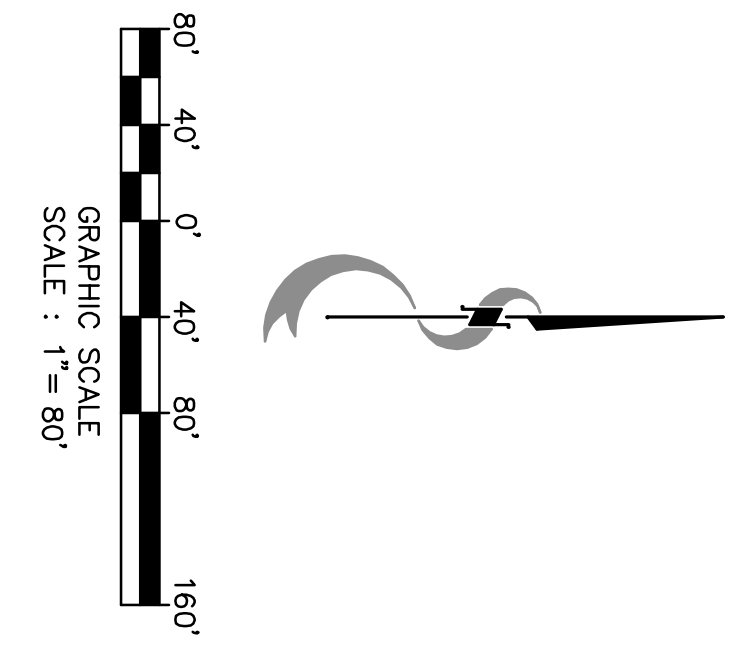
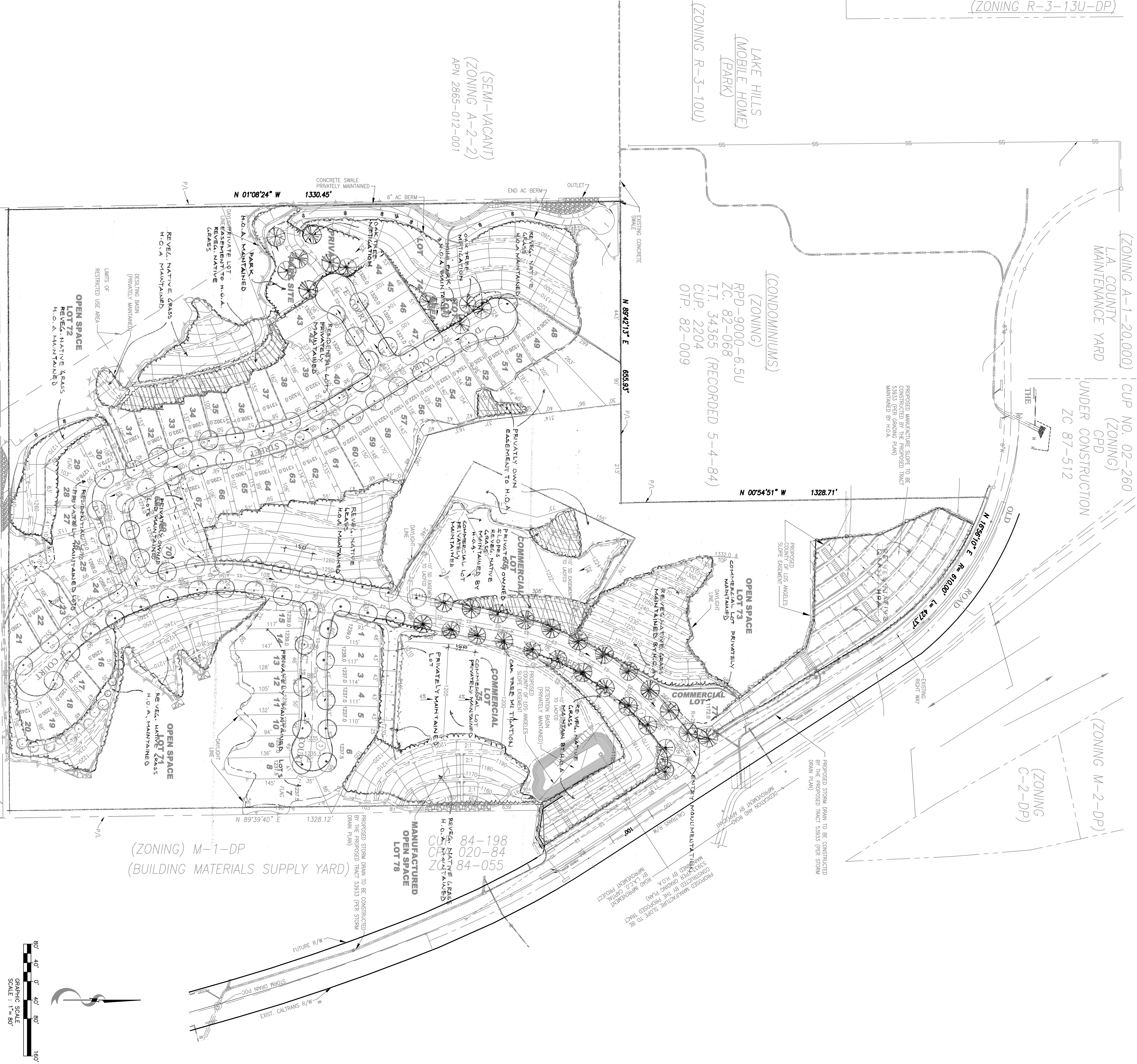
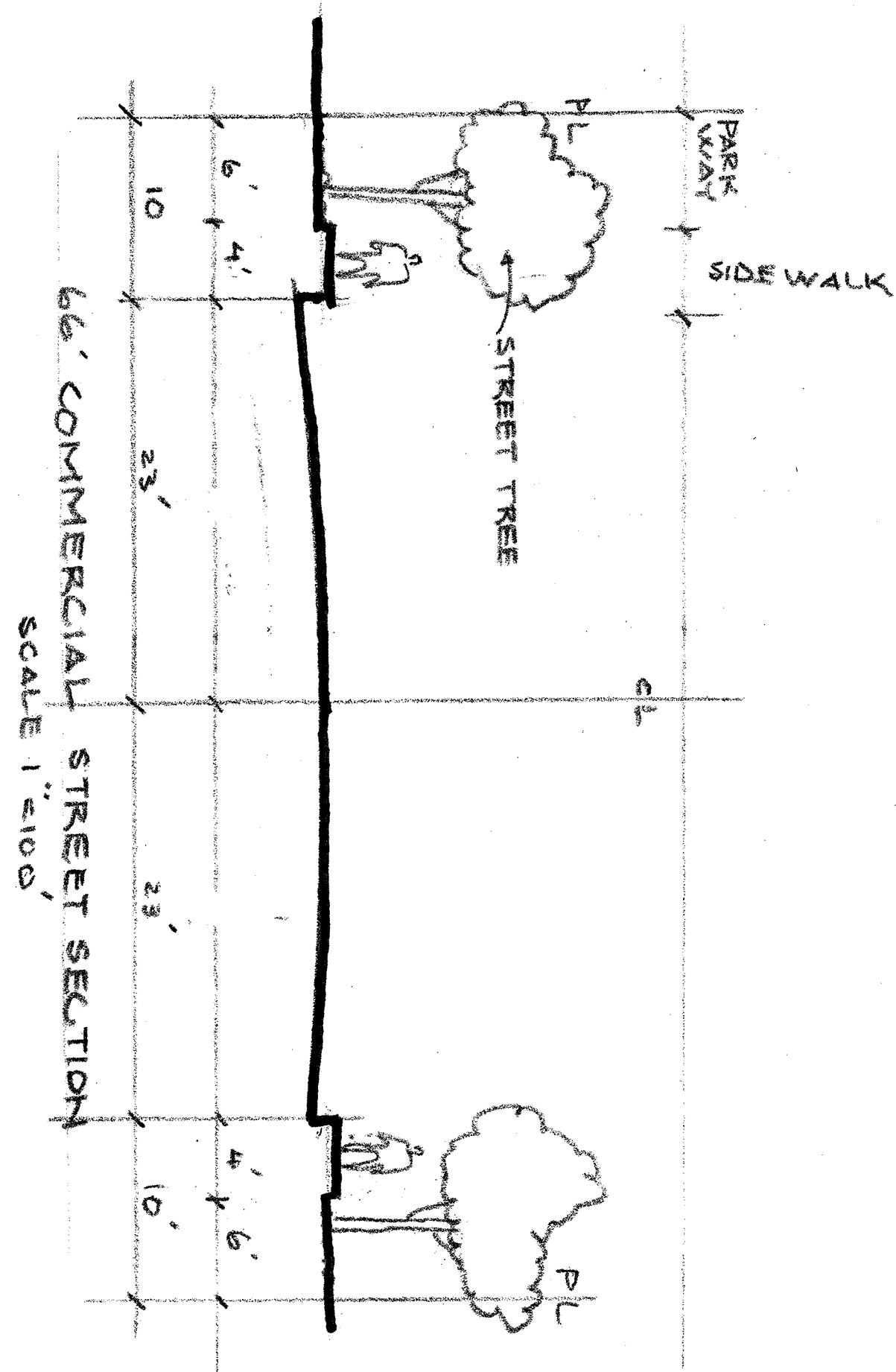
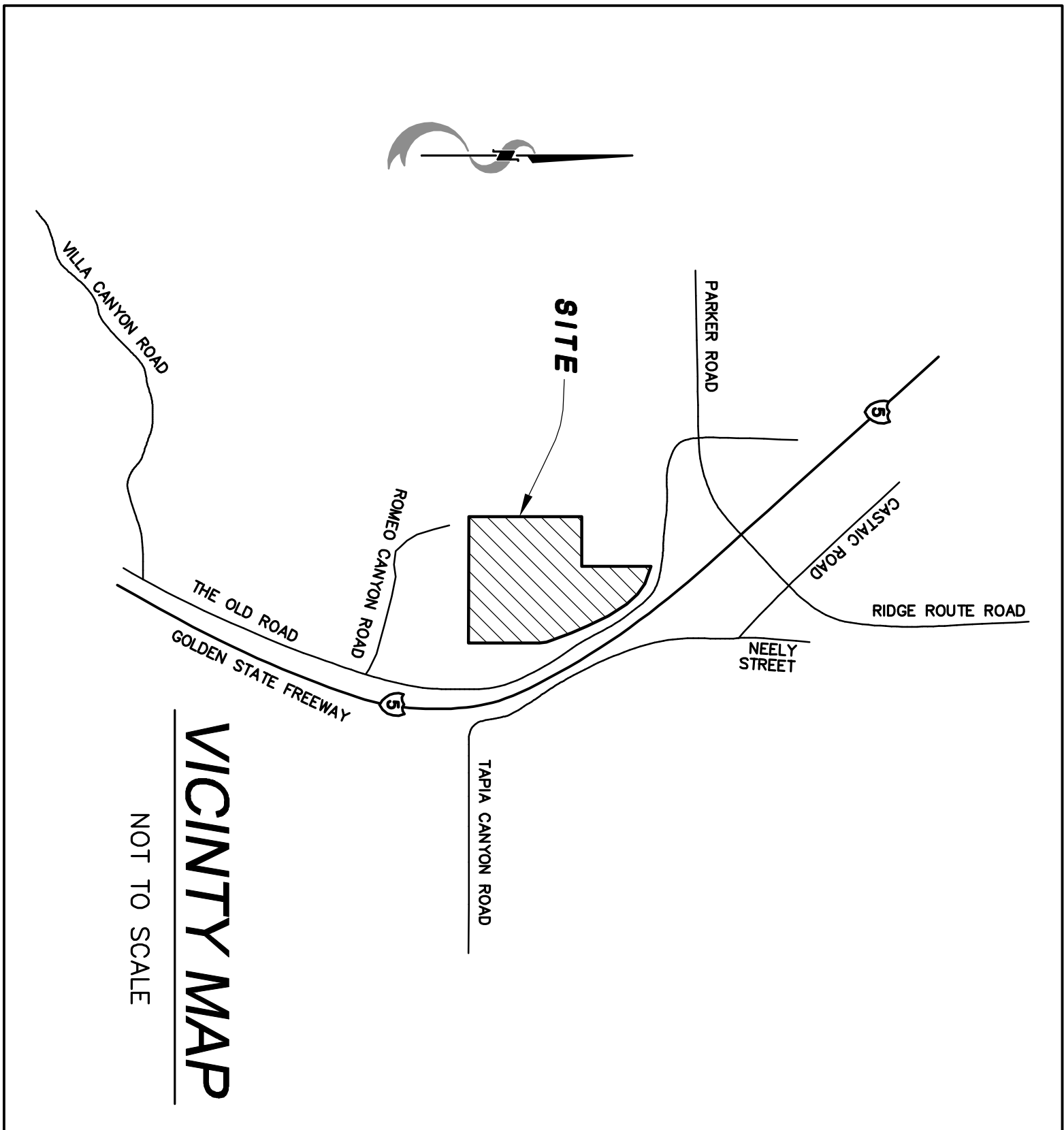
NO. 60008

STATE OF CALIFORNIA

EXPIRATION DATE 12/31/10

MASSON HARRICH

DATE



LANDSCAPE EXHIBIT
TENTATIVE TRACT MAP NUMBER 53933
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
MAY 21st, 2008



NO.	REVISION	DESCRIPTION	BY	DATE

LANDSCAPE EXHIBIT
VESTING TENTATIVE TRACT NO. 53933 EXHIBIT "A"
CASTAIC, LOS ANGELES COUNTY, CALIFORNIA

SR CONSULTANTS WEST, INC.
25322 RYE CANYON RD, #201, SANTA CLARITA, CA 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JC
DRAWN:	JS
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	5-21-08
SCALE:	1"=80'
JOB NUMBER:	928-001



DATE
SHEET NO.

1
OF 1 SHEETS

Lake View Estates TT 53933

An Overview



A Can Shelter, Inc. Community

Designed By:



SRC West, Inc.
25322 Rye Canyon Road
Suite 201
Santa Clarita, CA. 91355
(661) 257-6570

Board of Supervisors Hearing

Request for Approval of
County Project No. 03-304
Lake View Estates
Tract 53933

Contents

- Cover Page
- Vicinity Aerial Map
- Site Overview
- Project Goals and Benefits
- Castaic Town Council Unanimous Endorsement
- Los Angeles County Regional Planning Commission Approval
- The Old Road Capital Improvement Project
- Site Features
- Project History
- Site Plan
- Residential Element
- Commercial Element
- Project Active Park



TRACT NO. 53933

PARKER ROAD

THE OLD ROAD



© 2005 AE, LLC
© 2005 GDT, Inc

Lake View Estates – TTM 53933

Site Overview

Lake View Estates is a forty seven (47) acre property in Castaic west of The Old Road approximately one quarter (1/4) mile south of Parker Road. It is within the freeway oriented corridor of Castaic. It is somewhat of an infill property with a variety of uses on adjacent properties. These adjacent uses are:

- Existing condominiums and mobile homes (north and northwest)
- Auto dealership (north)
- Building materials sales yard (east)
- Approved detached condominium project (south)
- Vacant 40 acre parcel with one residential structure (west)

Project Goals and Benefits

Lake View Estates has utilized the unique opportunity to allow for a fluid transition to and connection with the variety of adjacent land uses described above. As an in-fill project Lake View Estates helps complete the freeway oriented corridor of the Castaic Area. The goals and positive aspects of Lake View Estates are many including, but not limited to:

- Castaic Town Council has endorsed Lake View Estates with an effectively unanimous vote.
- The Los Angeles Regional Planning Commission has approved the project and has commended the applicant on the project and their outreach efforts with the community.
- Construct the most expensive section of The Old Road Capital Improvement Project.
- Enhances the freeway corridor with a comprehensively planned, aesthetically pleasing mixed use development, fully compatible with adjacent existing uses.
- Provide much needed mix of residential housing to help meet Southern California Association of Government housing projection goals.
- Improve the Castaic area's jobs/ housing balance by providing up to two hundred and eighty (280) permanent jobs as well as over one hundred (100) jobs during construction.
- Reduce environmental impacts through integration of low impact development techniques.
- Achieve minimal overall environmental impact levels through carefully designed mitigation measures as evidenced by the findings of the Environmental Impact Report (EIR).
- Integrated Climate Change analysis, and incorporated measures to achieve maximum feasible reduction of greenhouse gases, such as utilizing a pedestrian access network, providing complementary electric lawn mower to every home buyer, using Energy Star Roof materials, orienting about 50% of houses to face north/south (within 30 degrees), etc.
- Construct drainage facilities which reduce storm water impacts to neighboring & downstream properties.
- Preserve open space areas through the creation of large open space parcels.
- Promote more neighborhood interaction by creating cul-de-sac mini-neighborhoods.
- Provide a greater outdoor living experience with up to sixty five percent of the overall residential property area as either landscaped or natural primary open space, with an additional fifteen percent in secondary open space.
- A curvilinear road layout integrating / preserving the appeal of hillside setting features.

- Create a welcoming streetscape by varying building setbacks as well as providing more than adequate parking.
- Provide view lots for a majority of homeowners.
- Buffer the residents from the freeway by placing the commercial at the front entry to the project and the residential component the furthest from the freeway.
- Utilize the higher elevation of the site as a natural buffer for adjacent existing condominium to the north
- Be a great neighbor to all of Castaic.

Castaic Town Council Unanimous Endorsement

In 2009 the Castaic Town Council endorsed the Lake View Estates project with an effectively unanimous vote; 9 out of 10 votes in favor and one abstained due to potential conflict of interest in a nearby property. This was the culmination of several years of working with the community and the Town Council to understand the concerns, needs and desires of the community. Prior to completion of the Environmental Impact Report four presentations were made to the Town Council's Land Use Committee and the Town Council itself. With the committee's recommendation for support we proceeded with the completion of the Environmental Impact Report (EIR) and supporting documents. The EIR was circulated for public review in early 2009. After circulation of the EIR another public hearing was held before the Town Council where they formed a special committee to confirm consistency of the project with the earlier Land Use Committee's recommendations for support. The special committee found compliance with the earlier Land Use Committee recommendation. The project was then publicly noticed and a sixth and final public hearing was held, this time in front of the full Castaic Town Council. The resultant Castaic Town Council's effectively unanimous endorsement speaks volumes to the worthiness of the Lake View Estates project and the benefit it provides to the Castaic Community.

Los Angeles County Regional Planning Commission Approval

In 2010 two public hearings were held by the Los Angeles County Regional Planning Commission. At the first hearing on June 2, 2010 staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain. The Commission heard a presentation from the applicant's representative which presented the many benefits of this project to the Castaic community including constructing the most difficult portion of The Old Road capital improvement project, increasing jobs for the community, preservation of open space including construction of a private park lot within the development and that the project provides the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The Commission voted to continue the hearing to August 4, 2010.

With all aspects of the project having been resolved to the satisfaction of all Los Angeles County Departments the August 4, 2010 hearing was very simple and straight forward. Staff and the applicant were in agreement with all findings, recommendations and conditions. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. The Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

The Commission noted that they were pleased with the proposed project, and commended the applicant with their outreach efforts with the community. After hearing all

testimony, the Commission by vote of 4-0-1 (Commissioner was Helsley absent) closed the public hearing on August 4, 2010 and recommended approval of all entitlement requests.

LA County Capital Improvement Project

The widening of The Old Road to secondary highway standards from Hasley Canyon Road to Parker Road is, in importance, the highest ranking improvement for the Castaic area. The Los Angeles County Department of Public Works (LACDPW) has established this as a Capital Improvement Project for the County. Funding was provided for the engineering design of this important road widening project. Unfortunately there are insufficient funds to construct the required improvements. Lake View Estates has incorporated the Capital Improvement Project design for The Old Road widening along the project's frontage and will construct this section of the road widening and all the necessary improvements as part of the proposed project. This design incorporation impacts higher density Urban 2 and Urban 3 land use areas of the project. This segment of The Old Road widening requires more extensive grading than any other section. Thus Lake View Estates will construct the most difficult and expensive portion of the County's Capital Improvement project for The Old Road. The cost of construction for this segment far exceeds the Bridge and Thoroughfare fees associated with the project. The community sees this improvement as a tremendous area wide benefit.

Site Features

The property's forty seven (47) acres of undulating terrain has presented both unique opportunities and challenges of design. The design before you has successfully preserved the best features of the land and integrated the following opportunities:

- Existing public utilities are adjacent to the property and of adequate capacity to serve the proposed community.
- The property is accessed via frontage to The Old Road and will improve that frontage to ultimate capital improvement design parameters (The Old Road widening project).
- Easy access to the I-5 freeway.
- Easy access for the Castaic community to enjoy the features of the proposed commercial uses adjacent to The Old Road.
- Integrated mixed use neighborhood design that transitions the diverse existing surrounding land uses well.
- Panoramic views of the Castaic Area including the lower lake.
- Maintains an attractive natural hillside setting.
- Preserves the peaks of the surrounding ridgeline.
- Protects an ephemeral stream and riparian habitat.
- Preserves a majority of Oak Trees.

Project Attributes

- Seventy (70) single family residential homes allowing a variety of homes styles and serving a variety of lifestyles.
- Three (3) commercial parcels with 70,000square feet of Building yielding as many as 280 permanent jobs.
- Creation of an active Private Park facilities with a trailhead located on a 4.1 acre open space parcel.
- Large contiguous open space areas dedicated and maintained by the Home Owners Association.

- Sensitively designed land plan preserves the hillside setting and key property features of peaks to the west and north, and the environmentally sensitive canyon to the southeast.

Project History

The entitlement process started almost a decade ago. The following is a timeline synopsis:

- Year 2000 – background/feasibility studies and analysis undertaken
- Year 2003 – Initial filing of a full entitlement request with the County of Los Angeles
- Year 2000 to 2004 – Incorporated CSD components although project was exempt from the CSD requirements
- Year 2004 to 2005 – Castaic Town Council Land Use Committee endorsement twice
- Year 2005 to 2009 – Secured all DPW Clearances: Drainage, Traffic, Geo/Soils, etc
- April 2009 – Draft EIR public/agency review period ended; No controversy
- July 2009 – Effectively unanimous endorsement by Castaic Town Council
- April 2009 – Subdivision Committee Meeting – Reports Only
- Aug 2009 – Receipt of Subdivision Committee Report
- Mar 2010 – Additional Documentation for SCM Report
- May 2010 – Revised Draft EIR required and directed to re-circulate to public/agencies
- June 2010 – 1st Planning Commission Hearing
- August 2010 – Approval by the Regional Planning Commission

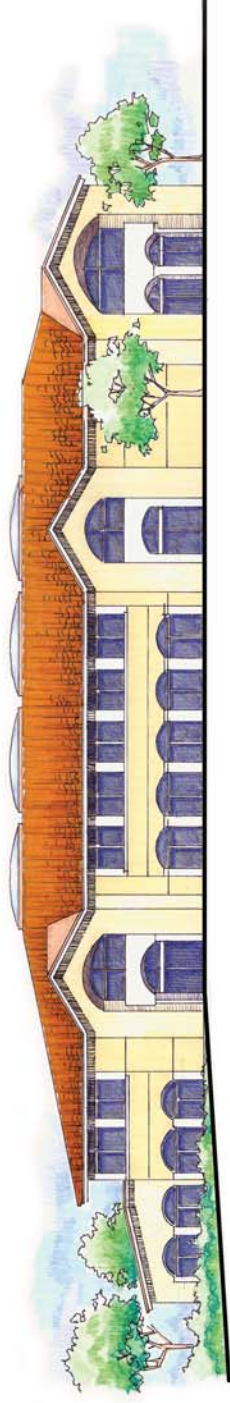


Country	Number of cases
USA	180
Spain	160
Italy	140
Germany	120
France	100
UK	80

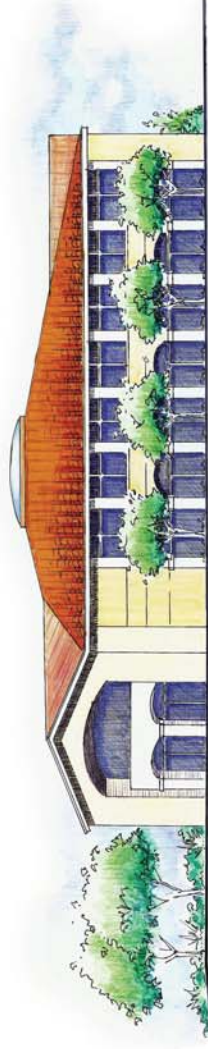
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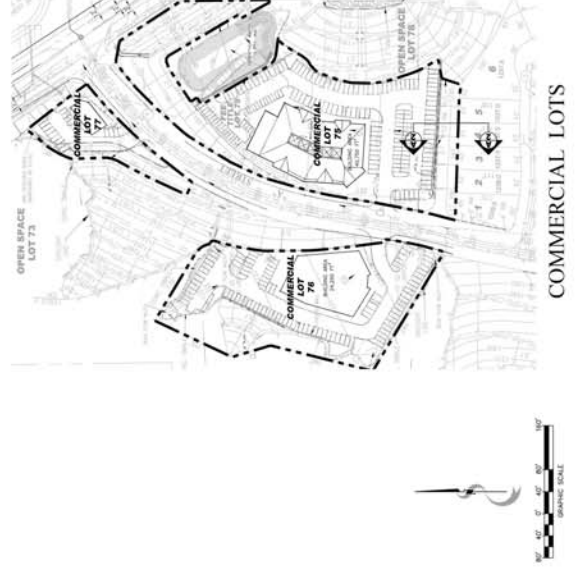
Residential Neighborhood Images



LOT 75 ELEVATION FROM "A" STREET



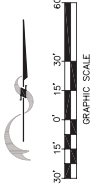
LOT 75 ELEVATION FROM SOUTH



LAKE VIEW ESTATES MIXED USE PROJECT – TRACT 53933
Commercial Building Images

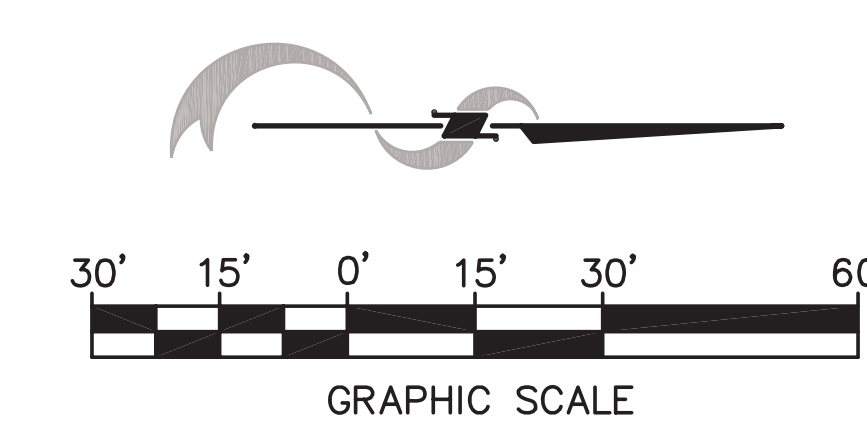


LAKE VIEW ESTATES MIXED USE PROJECT --TRACT 53933, LOT 74
 Conceptual Park Site

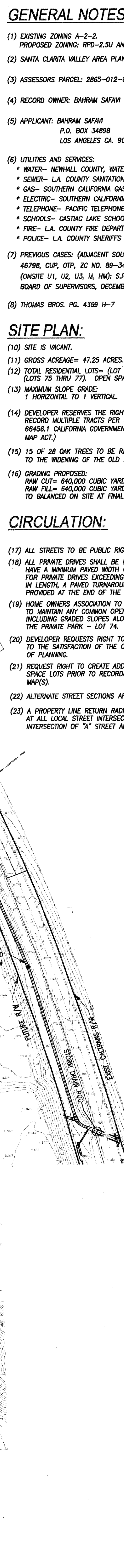




LAKE VIEW ESTATES MIXED USE PROJECT --TRACT 53933, LOT 74
 Conceptual Park Site



SR
 CONSULTANTS
 WEST, INC.



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597	48
342	49
245	50
650	51
576	53
461	54
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5,407	61
122	64
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Plan view of the proposed road layout. The layout shows a proposed road with a width of 12' and a shoulder of 9'. A 5' wide area is shown between the proposed road and an existing road. The existing road is labeled "EXISTING ROAD" and "EXISTING PAVEMENT". The proposed road is labeled "PROPOSED ROAD". The layout is shown in a plan view, with dimensions in feet. The layout is shown in a plan view, with dimensions in feet. The layout is shown in a plan view, with dimensions in feet.

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REGISTERED PROFESSIONAL
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STATE OF CALIFORNIA

HASSAN

DATE

SHEET

CONSULTANT

PROJECT

DATE

BY

CHECKED

SUPERVISED

IN CHARGE

DATE

DESIGNED: JS

DRAWN: JS

CHECKED: HH

SUPERVISED: PH

PROJECT NO. 53933

PROJECT NAME: CASTAIC, LOS ANGELES COUNTY, CALIFORNIA

PROJECT LOCATION: VESTING TENTATIVE TRACT NO. 53933

DATE		PROJECT NO.	
1		1	

[illegible]